

Planning and Zoning
Commission Meeting
March 8, 2019
7:00 PM
Meeting Minutes

Call to Order: Chairman Warner at approximately 7:02 PM.

Commissioner Warner conducted roll call and it was determined that a quorum was present to conduct the business of the commission.

Roll Call: Chairman Warner

Commissioner Bennett- Present ✓ Commissioner Stowell- Absent

Commissioner Ellsworth- Present ✓ Commissioner Sutherland- Present ✓

Commissioner Warner- Present ✓ Commissioner Wilder- Absent

Commissioner- (Open) Commissioner- (Open)

Chairman Warner determined if there were any conflicts or "Ex Parte" communication related to the agenda items. There were no conflicts of "Ex Parte" communication.

Chairman Warner directed commissioners to review the minutes from the February 8th, 2018 Planning and Zoning Commission Meeting. After reviewing the minutes, Commissioner Bennett made a motion to approve the meeting minutes as written. Commissioner Sutherland seconded the motion. The vote was unanimous in the affirmative to adopt the minutes from the February 8th, 2018 Planning and Zoning Commission Meeting as written.

Chairman Warner continued with the agenda and turned the time over to Administrator Schwartz to introduce the first item on the agenda; a presentation from Bo Porter and Jake Shumway representing Fox Townhomes. Administrator Schwartz then turned the time over to Bo Porter for the presentation of the Final Plat for the Fox Townhomes Planned Unit Development.

Mr. Porter situated the equipment for his slide presentation. The first slide showed a map of the site, and Bo Porter explained where the development is situated and the various streets in the vicinity. Mr. Porter stated that the development is situated on 4.5 acres and will be constituted of 4 parks. Mr. Porter stated that while regulations allowed for up to 92 units, Fox Townhomes would be requesting 57 units. The estimated population calculated with 2 people for each bedroom of each unit will be 196. Mr. Porter stated that the Planned Unit Development will act as a buffer between the commercial and single-family residential areas of the neighborhood.

Mr. Porter stated there will be 19 three-bedroom units, 35 two-bedroom units, and 3 one-bedroom units. Mr. Porter stated there will be 167 parking spots in total. Mr. Porter referenced the local development known as Caribou and discussed parking issues within the Caribou neighborhood. Mr. Porter stated that great care was taken in planning the parking for Fox Townhomes to provide adequate parking for residents and to set the development apart from other local developments. Mr. Porter stated that the parking stalls were designed to meet city code standards.

Mr. Porter stated that the code for Planned Unit Developments requires a minimum of 10% of the total area be dedicated for greenspace, and that the Fox Townhomes development will feature 30% greenspace. Mr. Porter said this was achieved through designing the homes in clusters, allowed by Planned Unit Development regulations.

Mr. Porter stated that all interior roadways have been designed to meet or exceed city code. Roadways that lead to the garages were designed to be 32 feet, with 25 feet roadways in all other areas as required by code. Mr. Porter stated that he had spoke with City of Rigby Public Works Director Mitch Bradley about the roadways and the ease of access for garbage trucks. Mr. Porter stated that Mitch Bradley had given his approval for the width of the roads.

Mr. Porter showed a slide with a site map which included the location of the water mains. Mr. Porter stated that the layout was designed so that no stagnant water would be present. Mr. Porter stated that each unit will be furnished with an individual roll-out cart for garbage, to be stored in the garages. Mr. Porter also showed the locations of each of the 7 storm water collection areas. Mr. Porter showed a picture of a similar storm water collection area from a townhome complex in Utah. This collection area was furnished with boulder walls, sand in the bottom area, and playground equipment.

Mr. Porter showed slides with the various layouts of the townhomes which includes one, two, and three-bedroom units. A slide with a sketch of the preliminary outer design was shown, and Mr. Porter stated that these designs will be improved. Commissioner Bennet asked what Mr. Porter meant by "improved," and Mr. Porter stated that the outer design of the townhomes will be modernized with varied elevations. Mr. Porter stated that Fox Townhomes had met with a designer to make the homes more attractive.

Mr. Porter reviewed the site map and stated that the project will commence with phase one on Pleasant Country Lane. The project will take approximately 5 years in total.

Mr. Porter proceeded to give handouts to the commissioners and administrator Schwartz. These handouts were a print-off of Rigby City Code, 10-11-17: Recommendation by Commission. Mr. Porter guided the commission through each of the 8 subsections in the code, and how Fox Townhomes had followed each section in order to gain approval of the commission.

Commissioner Sutherland asked if the garages will be of adequate size to accommodate the growing local trend of extended cab and long-bed trucks. Mr. Porter replied saying that the average extended cab truck will fit, however newer models with longer wheel bases will not. Mr. Porter cited this as another reason why adequate outdoor parking was included in the plans. Commissioner Sutherland asked if the trash carts will fit in the garage with vehicles inside. Mr. Porter replied that the roll-carts will fit. Mr. Porter also stated that the buildings had been extended to provide a larger garage space.

Commissioner Sutherland stated that he applauds Fox Townhomes for the design of the development, the number of units requested, and the large amount of greenspace included. Commissioner Sutherland stated that he applauds Fox Townhomes for the design of the homes, and that barracks-style housing projects are deplorable.

Mr. Porter asked the commissioners if they had any questions concerning any of the code items that had been presented. Chairman Warner stated that his concern was if the garbage carts would fit in the garages along with large trucks. Mr. Porter stated that he had driven to the Caribou development to examine what kinds of vehicles belonged to the tenants. Mr. Porter noted that the majority of vehicles were cars, sport utility vehicles, and vans. Mr. Porter stated that based on this observation, large trucks should not be a problem.

Commissioner Sutherland stated that he likes the layout and use of space in the units, compared to galley-style kitchens and lack of dining area in other developments.

Mr. Porter stated that the style of housing included in the development was an aspect of Rigby that was missing, and that there is a shortage of transitional housing. Mr. Porter asked the

commission for approval so that the project can start as soon as possible, and a water line can be installed on Courthouse Way before the road is paved.

The commission began discussion on the development. Commissioner Bennett stated that Fox Townhomes had covered all the bases. Administrator Schwartz asked Mr. Porter for an update on the status of the cul-de-sac adjacent to Pleasant Country Lane. Mr. Porter stated that Fox Townhomes had reached an agreement to get possession of the cul-de-sac bulb. Commissioner Bennett made a motion to approve the Final Plat for Fox Townhomes. Commissioner Ellsworth seconded the motion. Chairman Warner called for a vote. The vote was unanimous in the affirmative, and the commission approved the Final Plat for Fox Townhomes.

Administrator Schwartz notified Mr. Porter and Mr. Shumway that the final approval will last for a period of two years, and that if any modifications or extensions were needed, those items would be brought before the commission for approval.

The next step for Fox Townhomes is to gain final approval of the City Council.

Mr. Porter and Mr. Shumway thanked the commission and excused themselves.

Chairman Warner continued with the next item on the agenda, which was a continuation of the planning and implementation of the Area of Impact.

Administrator Schwartz asked the commission about the previous meetings with county officials, and where the talks had left off. Commissioner Bennett stated that the first meeting with Jefferson County officials had been tense, and the second meeting was a friendlier discussion.

Commissioner Sutherland stated that the feeling he received from the county was "what is your vision."

The conversation focused on how the city can extend water, sewer, roads, and other infrastructure to appropriately accommodate expansion. Commissioner Bennett suggested that city public works officials be involved to provide expertise on capacities of the systems.

Commissioner Warner suggested that the City Council be involved as well.

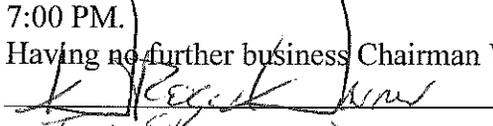
The discussion focused on foundational principles for expansion. Administrator Schwartz stated that the city should be planning for expansion in order to stay ahead of development, to be proactive instead of reactive. Chairman Warner suggested that the commission have a meeting with city public works officials, even if by telephone. Commissioner Bennett noted that with the previous Planning and Zoning Administrator currently working for the county, and Administrator Schwartz being proactive about planning, the potential for cooperation is great.

Commissioner Ellsworth stated that it would be valuable to have an outline of what the city would like as growth occurs and have it in phases.

Chairman Warner acknowledged Councilman Datwyler in the audience and asked if there was anything that the councilman needed. Councilman Datwyler replied no.

The next Planning and Zoning Commission meeting will be held on Thursday, April 12, 2018 at 7:00 PM.

Having no further business Chairman Warner adjourned the meeting at 8:15 PM.

 - Chairman Warner

 - Attest, Tyson Schwartz, P&Z Administrator

Dated- 4/12/14